

FEE \$ 125.00 - *Headplain permit*  
TCP \$ (500.00) - *paid with permit*

BLDG PERMIT NO. 56967

*looked 6/25/96*

*To replace permit issued 6/25/96 #FLP-96-168*

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
Grand Junction Community Development Department

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 530 Hale Ave TAX SCHEDULE NO. 2945-154-26-017

SUBDIVISION Crawfords SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,280 sq.ft.

FILING \_\_\_\_\_ BLK 26 LOT 1,2,3 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER Jose D Lopez NO. OF DWELLING UNITS BEFORE: — AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 642 Lauradale Dr.

(1) TELEPHONE 434-6106/244-9576 NO. OF BLDGS ON PARCEL BEFORE: — AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Capital Housing USE OF EXISTING BLDGS —

(2) ADDRESS 2465 Hwy 6450 DESCRIPTION OF WORK AND INTENDED USE: single-family home

(2) TELEPHONE 256-1604

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, \*backs to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE R3F-8 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20' from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt 2

Side 5' from PL Rear 15' from PL

Maximum Height \_\_\_\_\_

Special Conditions lowest floor elevation must be at or above 450'± including basement. Elevation certificate must be completed prior to final inspection sign off.

CENSUS TRACT 9 TRAFFIC ZONE 43

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Jose D. Lopez Date \_\_\_\_\_

Department Approval Kathleen M. Porter Date 7/24/96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. #9305 pd 6-25-96

Utility Accounting Millie Fowler Date 7-24-96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)